

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, May 16, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00104 & D08-01-18/B-00105
Owner(s): Beata Kuchciak & Stewart Watson
Location: 41, (43) Pinhey Street
Ward: 15 - Kitchissippi
Legal Description: Part Lot 14, Reg. Plan 226
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners want to subdivide their property into two separate parcels of land in order to establish separate ownerships for the recently constructed long semi-detached dwelling. The applications indicate that this property was the subject of a previously approved Minor Variance application (File No. D08-02-16/A-00345).

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for Conveyances, a Grant of Easement/Right-of-Way and a Joint Use and Maintenance Agreement. The property is shown as Parts 1, 2 and 3 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00104	2.7 m	26.78 m (Irregular)	169.2 m ²	1 & 2	41 Pinhey St.
B-00105	6.74 m	12.36 m (Irregular)	83.5 m ²	3	43 Pinhey St.

It is proposed to grant a right-of-way over Part 2 in favour of the owner of Part 3 (43 Pinhey Street) for the passage of persons and vehicles.

It appears that there is an existing easement over the property in favour of Enbridge Gas Distribution.

THE APPLICATIONS indicate that the Property is not the subject of any other current applications under the *Planning Act*.